



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving City Participation in Ham Lane Fence Construction (Cardinal Street to 1,100 Feet South of Cardinal Street) and Appropriating Funds (\$1,000)

MEETING DATE: May 5, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving an appropriation of \$1,000 to help two property owners on Sunset Drive pay for the construction of a new block wall along Ham Lane.

BACKGROUND INFORMATION: In the fall of 1990, property owners on Sunset Drive south of Cardinal Street asked Council for City participation in the construction of a new block wall along Ham Lane in the street right-of-way. Their existing fences were in a state of disrepair and increased traffic on Ham Lane was creating additional noise in their backyards.

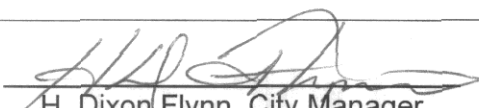
At the June 5, 1991, City Council meeting, a second petition was signed by the owners and presented to the Council. This petition offered to contribute \$8,550 towards a new fence. At that time, the estimated cost for the entire project was \$90,000. Council recommended that the fence project be included in the next Capital Improvement Project (CIP) list for consideration. On November 20, 1991, owners returned to Council requesting a special allocation because the CIP list had not been completed and several fences were in need of major repair work. Council again determined that it would consider the Ham Lane fence project as part of the CIP program when it was presented to Council.

The Ham Lane fence project was part of the proposed 1993/94 CIP list, but this project was not included in the adopted CIP program.

In May 1996, the Sunset Drive owners submitted another request to Council asking that the City review its records to find out whether the City had required the developer to install a more substantial fence as part of the subdivision improvements. In November 1996, Public Works Director Jack Ronsko wrote a memo to the City Manager and the City Council explaining that a meeting had been held with several of the Sunset Drive owners and agreement was reached on the following items: The City would pay for landscaping and irrigation between the fence and the Ham Lane sidewalk; the fence height would be eight feet as measured from the Ham Lane side of the fence; and the City would design the fence and pay for the difference in cost between regular block and split-face block. This agreement was based on discussions held at the November 12, 1996 City Council shirtsleeve session.

On November 12, 1997, Public Works Director Ronsko wrote a letter to Ms. Suzanne Brodehl (1121 South Sunset Drive) reiterating the items agreed to in November 1996 and also adding the following three items: The City would pay for the demolition of the existing fence; the City would waive

APPROVED:


H. Dixon Flynn, City Manager

Adopt Resolution Approving City Participation in Ham Lane Fence Construction (Cardinal Street to 1,100 Feet South of Cardinal Street) and Appropriating Funds (\$1,000)

May 5, 2004

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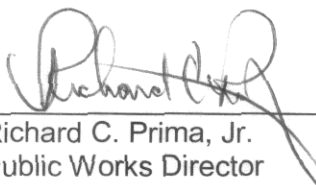
any building or plan check fee requirements involved in the fence construction; and the City would apply the same degree of participation should individual owners wish to construct a block wall instead of constructing a continuous wall along the full 1,000 lineal feet of Ham Lane. A copy of Mr. Ronsko's November 12, 1997 letter is attached as Exhibit A.

At this time, there are now two owners (1239 South Sunset Drive and 1251 South Sunset Drive) who wish to construct a block wall along Ham Lane within their property. The estimated cost to demolish the existing fence and upgrade to split-face block is \$500 per lot. The total cost for a new block wall on each property is approximately \$4,500 per lot. No landscaping between the wall and the sidewalk is included in this proposal, although the width is only about 18 inches.

While the City's current financial situation is not as strong as it was in 1997, staff is recommending that Street Maintenance funds be used to pay for the demolition of the existing fence and the increased cost to upgrade to split-face block. The 1997 letter from Mr. Ronsko suggested the use of Measure K funds to pay for this project. This year's budget does not have Measure K funds available for additional projects, so staff is now recommending the use of Street Maintenance funds. As future owners decide to build a block wall along Ham Lane, staff will return to Council with a recommendation regarding a funding source.

FUNDING: Street Maintenance (105031.7352) \$1,000

Ruby R. Parate for
Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley Fujitani, Senior Civil Engineer

RCP/WKF/pmf

Attachment

cc: Community Development Director
Streets Superintendent
Assistant Street Superintendent
Management Analyst Areida

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
 JACK A. SIEGLOCK
 Mayor Pro Tempore
 KEITH LAND
 STEPHEN J. MANN
 DAVID P. WARNER

CITY OF LODI

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H. DIXON FLYNN
 City Manager
 ALICE M. REIMCHE
 City Clerk
 RANDALL A. HAYS
 City Attorney

November 12, 1997

Ms. Suzanne Brodehl
 1121 S. Sunset Drive
 Lodi, CA 95240

SUBJECT: Ham Lane Block Wall

I am in receipt of your letter of November 4, 1997, in reference to the Ham Lane block wall. I understand that Rad Bartlam, Community Development Director, and Wes Fujitani, Senior Civil Engineer, met with the Sunset Drive property owners on August 7, 1997, and provided the property owners with a number of alternatives on how to proceed as a group or individually. I understand that the ways the City could participate in this project were also outlined.

The City has confirmed that Measure K funds can be used for this type of project. However, if the funds are used for a block wall, the same funds cannot be used for maintenance of City streets. It was my understanding, from past Council actions, that Council did not want to take on the full responsibilities of the wall construction. My understanding of the City's participation is as follows:

- City will pay for upgrading of the wall from a standard block to a split-face block wall.
- City will pay for demolition of existing fence.
- City will be responsible for installing the sprinkler system and landscaping on the street side of the wall and any required hard surfacing between the wall and the existing sidewalk.
- If all of the Sunset Drive homeowners were not in favor of moving ahead with the wall, the City would allow individuals to construct the City-designed wall fronting only their property. The City's participation would be the same as above.
- The City would waive any building or plan check fee requirements involved in the fence construction.

Since Mayor Pennino's name was mentioned in your letter, I am sending him a copy of this letter and your letter of November 4, 1997.

I am sorry but I do not know how else City staff can help you in this matter. If you have some specific requests, I would be happy to discuss them with you.



Jack L. Ronsko
 Public Works Director

cc: Mayor Pennino
 Community Development Director
 Senior Civil Engineer

bcc: City Clerk
 HAMLINWAL.DOC

11/12/97

RESOLUTION NO. 2004-92

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING CITY
PARTICIPATION IN THE HAM LANE FENCE CONSTRUCTION,
CARDINAL STREET TO 1,100 FEET SOUTH OF CARDINAL STREET,
AND FURTHER APPROPRIATING FUNDS FOR THE PROJECT

WHEREAS, in the fall of 1990, property owners on Sunset Drive south of Cardinal Street asked Council for City participation in the construction of a new block wall along Ham Lane in the street right-of-way, as their existing fences were in a state of disrepair and increased traffic on Ham Lane was creating additional noise in their backyards; and

WHEREAS, at the June 5, 1991, City Council meeting, a second petition was signed by the owners and presented to the Council offering to contribute \$8,550 toward a new fence. At that time, the estimated cost for the entire project was \$90,000. Council recommended that the fence project be included in the next Capital Improvement Project (CIP) list for consideration; and

WHEREAS, on November 20, 1991, owners returned to Council requesting a special allocation because the CIP list had not been completed and several fences were in need of major repair work. Council again determined that it would consider the Ham Lane fence project as part of the CIP program when it was presented to Council; and

WHEREAS, the Ham Lane fence project was part of the proposed 1993-94 CIP list, but this project was not included in the adopted CIP program due to lack of available funds; and

WHEREAS, in November 1996, Public Works Director Jack Ronsko wrote a memo to the City Manager and the City Council explaining that a meeting had been held with several of the Sunset Drive owners and agreement was reached on the following items:

- 1) The City would pay for landscaping and irrigation between the fence and the Ham Lane sidewalk; the fence height would be eight feet as measured from the Ham Lane side of the fence; and
- 2) The City would design the fence and pay for the difference in cost between regular block and split-face block. This agreement was based on discussions held at the November 12, 1996, City Council shirtsleeve session.

WHEREAS, on November 12, 1997, Public Works Director Ronsko wrote a letter to Ms. Suzanne Brodehl (1121 South Sunset Drive) reiterating the items agreed to in November 1996 and also adding the following three items:

- 1) The City would pay for the demolition of the existing fence; and
- 2) The City would waive any building or plan check fee requirements involved in the fence construction; and
- 3) The City would apply the same degree of participation should individual owners wish to construct a block wall instead of constructing a continuous wall along the full 1,000 lineal feet of Ham Lane.

WHEREAS, at the present time two property owners located at 1239 and 1251 South Sunset Drive wish to construct a block wall along Ham Lane within their property; and

WHEREAS, the estimated cost to demolish the existing fence and upgrade to split-face block is \$500 per lot; and

WHEREAS, the total cost for a new block wall on each property is approximately \$4,500 per lot, and does not include landscaping between the wall and the sidewalk; and

WHEREAS, staff recommends that Street Maintenance funds be used to pay for the demolition of the existing fence and the increased cost to upgrade to split-face block since no Measure K funds are currently available; and

WHEREAS, as future owners decide to build a block wall along Ham Lane, staff will return to Council with a recommendation regarding City participation and a funding source.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve City participation in the Ham Lane Fence Construction Project, from Cardinal Street to 1,100 feet south of Cardinal Street as outlined below:

- 1) City to contribute \$500 per lot to demolish the existing fence and upgrade to split-face block;
- 2) City will waive building permit fees for the project; and
- 3) The funds will be paid to the property owners upon satisfactory completion of the project as evidenced by a final building permit.

BE IT FURTHER RESOLVED that funds in the amount of \$1,000 be appropriated from Street Maintenance for this project.

Dated: May 5, 2004

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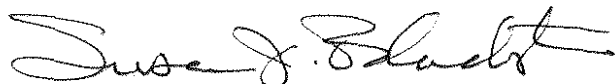
I hereby certify that Resolution No. 2004-92 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 5, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk